



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
ACTION AGENDA
WEDNESDAY, MARCH 7, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
1:30 p.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

1:30 p.m. SW APPROVED	MINOR USE PERMIT MODIFICATION (PLN18-00008) WINTER WONDER GRASS MUSIC FESTIVAL AT SQUAW CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners Squaw Valley Resort, for the approval of a Minor Use Permit Modification to the approved Minor Use Permit to allow a noise exception for a three-day winter music event, "Winter Wonder Grass Music and Brew Festival", to allow for the music of the event to end by 10:30 PM and end by 9:45 PM on Sunday. The subject property, Assessor's Parcel Number 096-540-016-000, comprises approximately 10.9 acres, is currently zoned Conservation Preserve, Forest Recreation and Village Commercial and is located at 1912 Chamonix Place, in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.060 Class 4 F – "Minor alterations to land" of the Placer County Environmental Review Ordinance and Section 15304 of the California Environmental Quality Act (CEQA). The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530)581-6288 or by email at swydra@placer.ca.gov .
1:40 p.m. SW APPROVED	VARIANCE (PLN18-00002) SCHNEIDER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Lee and Laurie Schneider for the approval of a Variance to the 100 foot centerline setback of Bear Creek for the reconstruction of an existing deck and new construction of an addition and covered walk to the existing single-family residence. Specifically, a setback of 45 feet from the centerline of Bear Creek is proposed to the deck, 86 foot setback to the covered walk, and a setback of 98 feet to the addition of the residence is requested. The subject property, Assessor's Parcel Number 095-202-011-000, comprises approximately .235 acres is currently zoned RS PD4 (Residential Single Family and a Planned Development of .4 dwelling units per acre) and is located at 1423 Beaver Dam Trail, in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 18.36.050, Class 3 – New Construction. The Planning Services Division contact, Stacy Wydra, can be reached by phone at (530) 581-6288 or by email at swydra@placer.ca.gov
1:50 p.m. SB APPROVED	VARIANCE (PLN17-00452) ROBERTS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Mark and Heather Roberts for the approval of a Variance to the Front Setback requirement of 20 feet from property line to allow for a setback of 6 feet to structure (3 feet to eaves) to allow for the construction of a garage addition to an existing residence. The subject property, Assessor's Parcel Number 096-140-016-000, comprises approximately .32 acres, is currently zoned LDR DF=10 (Low

	<p>Density Residential, combining a Density Limitation of 10 bedrooms per acre) and is located at 1559 Sandy Way, in the Olympic Valley area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna, can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>
<p>2:00 p.m. SB APPROVED</p>	<p>VARIANCE (PLN18-00007) DIGRANDE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Sebastian and Tanja Digrande, for the approval of a Variance to the Front Setback requirement of 20 feet from property line to allow for a setback of 10 feet to structure (to allow for the construction of a two-car garage and covered entry addition to an existing residence. The subject property, Assessor's Parcel Number 095-400-051-000, comprises approximately .187 acres, is currently zoned RS PD3 (Residential Single Family and a Planned Development of .3 dwelling units per acre) and is located at 1006 Snow Crest Road, in the Alpine Meadows area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Steve Buelna can be reached by phone at (530) 581-6285 or by email at sbuelna@placer.ca.gov.</p>